Colwood Park, Cross Colwood Lane, Bolney
West Sussex

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Colwood Park, Cross Colwood Lane, Bolney, Haywards Heath, West Sussex RH17 5RY

A stunning country house with luxury accommodation and grounds extending to 2.5 acres

Haywards Heath town centre 6.0 miles, Hayward's Heath mainline station 6.7 miles (44 minutes to London Victoria), M23 (Jct 11) 6.7 miles, Crawley 9.0 miles, Horsham 10.0 miles

Reception hall | Drawing room | Sitting room
Games room | Study/office | Cinema room
Dining area | Kitchen | Utility | Boot room
Cloakroom | Principal bedroom with dressing room & en suite bathroom | 6 Further bedrooms
3 Bathrooms | Further sitting room | Hobby room | Games room | Annexe with 1 bedroom sitting area & kitchen | Flat with sitting area, dining area, kitchen, 2 bedrooms, both ensuite to bathroom & shower room | Cellar | Garage
Gardens | EPC rating G

The property

Colwood Park is a magnificent country house that offers more than 9,800 square feet of impressive accommodation arranged over three floors. The property displays a wealth of beautiful period features, with high ceilings, wooden parquet flooring and tall cast stone windows, alongside stylish modern décor and fittings of the highest bespoke quality.
The ground floor has four splendid reception rooms for entertaining or relaxing, including the well-proportioned drawing room, the 32ft games room and the comfortable sitting room. There is a beautifully presented study and, in the cellar, a fully equipped cinema room. The 37ft Smallbone kitchen and dining area is an excellent social space with three sets of French doors providing plenty of natural light. The kitchen has an Aga and two central islands, along with space for a large dining table.

Also on the ground floor is the self contained annexe, with its open-plan sitting area and kitchen and its own staircase to the first-floor accommodation. Across the first and second floors there are 7 bedrooms. These include a luxury principal bedroom with its own balcony, a large dressing room with fitted storage and an opulent en suite bathroom. Three family sized bathrooms service the remaining bedrooms. Beyond the bedrooms on the second floor is an ideal children's area with a sitting room and selection of hobby rooms. The property also has the benefit of a self-contained flat above the garaging block, providing ideal accommodation for guests or family members. The flat includes a spacious L-shaped sitting area, dining area and kitchen, two bedrooms both with doors to an en suite bathroom, and a further shower room.

Outside

The house is set in manicured gardens and grounds, including rolling lawns and immaculate landscaping. There are security gates at the entrance, with the gravel driveway leading to a large open parking area at the side of the house and access to the detached garaging block, which has parking for up to four vehicles. The garden offers an expansive area of paved terracing, a heated swimming pool with its own sun terrace and timber-framed pool house and far-reaching lawns with hedgerow, shrubs and a variety of mature specimen trees. In all the grounds extend to 2.5 acres.

Further 7.75 acres with stabling, paddock and woodland available by separate negotiation.

Location

The property is situated in a rural yet convenient location just outside the village of Bolney with its award winning Bolney Wine Estate and vineyard café, local village hall with recreational ground and play area, St Mary Magdalene Church and two popular traditional public houses. The nearby pretty village of Cuckfield, offers boutique style shops and cafes. The A23/ M23 provides easy access to Brighton, Gatwick, and the M25 and national motorway network.

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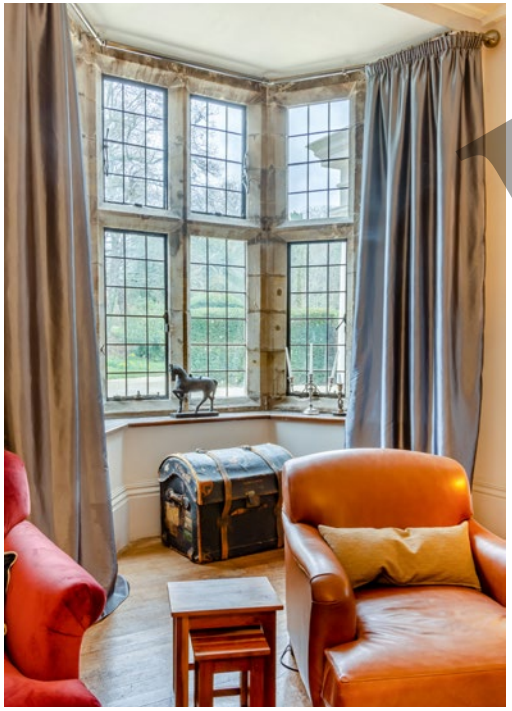

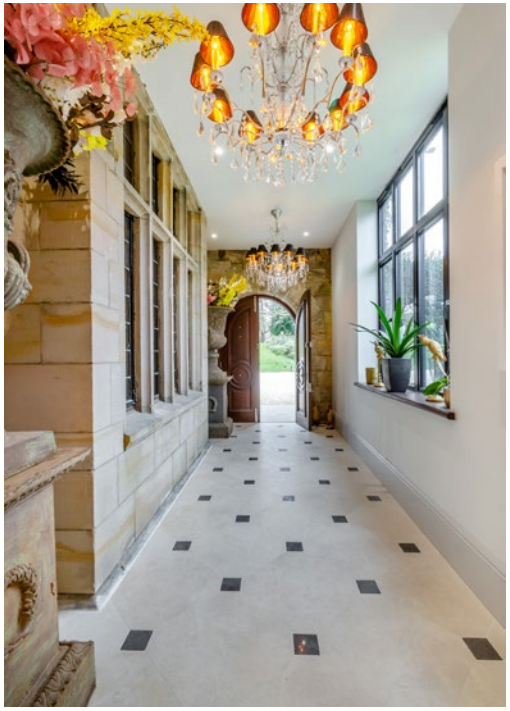

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Floorplans
Colwood Park, Cross Colwood Lane, Bolney
Main House internal area 9,301 sq ft (864 sq m)
Garage internal area 1,190 sq ft (111 sq m)
Flat Above Garage internal area 969 sq ft (90 sq m)
Annexe internal area 549 sq ft (51 sq m)
Balcony external area = 347 sq ft (32 sq m)
For identification purposes only.

The position & size of doors, windows, appliances and other features are approximate only.
Denotes restricted head height
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There are also a number of excellent schools in the area including Handcross Park Preparatory School, Hurstpierpoint College, Cottesmore, Brighton College, Ardingly College and Burgess Hill School for Girls.

Directions

Proceeding west along the A272, continue past the turning to Bolney village. Take the next right onto Foxhole Lane, continue into Cross Colwood Lane and the driveway will be found on the right a short distance beyond Colwood Lane.

General

Local Authority: Mid Sussex District Council
Tel: 01444 458166
Services: Mains water, electricity and private drainage. (full details to be provided on request)
Council Tax: The property is in Tax Band G
Tenure: Freehold
Guide Price: £3,250,000

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